

## MASTER PLAN AMENDMENTS PUBLIC HEARING (JANUARY 10, 2012)

### Text # 2

Sue Klein, of 1020 Toulouse Street, said that she would comment via email after she had had time to analyze the staff's report relative to the request.

### Text #3

Darryl Malek-Wiley, of 716 Adams, voiced support of sections 3.1. 3.2, and 3.3 of this amendment as referenced in the staff report.

### Text #5

Dr. Mosanda Mvula, of 2613 Valentine Ct., said his organization is preparing a final report to submit regarding Text Amendment 5.

### Text #8

Yolanda Rodriguez, of the City Planning Commission, stated that the third part of text amendment request #8, regarding taking amendment requests out of cycle, had been withdrawn.

### Text # 9

Lydia Jemison, of 1350 Port of New Orleans Place, said that she had no additional testimony to provide. She said that she was present in order to answer questions. She said she would review the staff's report and submit written comments.

Councilmember Jacquelyn Clarkson, of 1300 Perdido Street, said that she was present as the author of the legislation that had provided the foundation for Charter change regarding the Master Plan. She explained the reasons why she believed the Master Plan was an important document for the city. She then said that she was in support of the Port of New Orleans' amendment requests. She said that she believed it had been an inadvertent error to designate portions of the Port's property as parkland and open space as part of the adopted Future Land Use Map.

### Text # 12

Darryl Malek-Wiley, of 716 Adams Street, said that he was in support of the proposed text amendment. He also said that he would like to support the creation of a new green opportunity site in Planning District 9 in the future.

### Text #14

Collette Creppell, of 6832 St. Charles Ave. and Tulane University architect / Director of Campus Planning, thanked the Commission for deferring the vote on the proposed amendment. She

introduced a number of individuals to speak in support of the Tulane's requested Text Amendment #14 – Betsy Nalty, John Koerner and David Edwards. She also mentioned that Tony Laurino, CFO and Senior Vice President of Finance, and Chip Leyens would address the map change requests.

Betsy Nalty, of 6832 St. Charles Ave. and 5509 Hurst St., a member of the Tulane University board of administrators and lifetime resident of New Orleans, discussed Tulane's importance to the community. She said it has brought stability to neighborhoods and has been an anchor institution for almost two centuries. She mentioned Tulane's contributions since 2005 related to public schools, helping uninsured people with health care, and providing a better quality of life through better and safer housing for people who lost their homes in the storm. She noted that the Master Plan, as written today, could have a negative influence on Tulane's ability to continue its work. She asked that the commission review Tulane's requested amendment.

John Koerner, of 6832 St. Charles Ave. and 17 Audubon, spoke as a neighbor, businessman and a board member. He noted that he believes in planning and predictability, which works to help institutions succeed. He said predictability is needed today. He noted that Tulane's practice has been in protecting the perimeter of the campus, acquiring available properties, and keep them for the university's long-term plans. He said the way the proposal is right now inhibits Tulane's ability to move off of its very structured campus design and this is not a great way to do business. He feels that the university has been operating like this for many years and all of the sudden this is a change in the rules. He said Tulane is anxious about that. He said he does not believe that that was the Planning Commission's intention and looks forward to more clarification. He said a thorough process that will benefit all.

David Edwards, of 3803 Vincennes Place, spoke as a lawyer at Jones Walker, a Tulane neighbor, Tulane supporter, and Tulane board member. He noted that Tulane is a good citizen and has been for many years. Tulane has played a transforming role in the recovery – reforming public schools, building sustainable and affordable housing, and teaching entrepreneurial skills for young people. Cities across the country with prolific research universities like Tulane recognize their tremendous benefits in terms of economic development. New Orleans must be supportive of Tulane's efforts to ensure we can continue to find resources to accomplish these goals set forth by the Mayor and the Council. He noted that he is not suggesting major changes, but only ask for key corrections. He noted that the main goal is to ensure that the Master Plan recognizes the significant impact of higher education on city and ensuring that future land use maps support this development. He said the original maps did not. He said the proposed amendments are mainly corrections to the future land use maps to reflect current property boundaries and aim to preserve development rights for these properties. He said Tulane is a great partner for the city, and we (Tulane) hope you'll (CPC) help sustain that.

Jack Dardis, of 6321 S. Robertson St., said that he supports Tulane as a university, and as a good and necessary part of the city. He noted that the wording in the Master Plan is so nebulous that it provides too much flexibility in terms of acquiring properties, and not consistent with neighbors. He thinks the text should be more stringent in terms of the use of the properties.

Elizabeth M. Landis, of 1730 Palmer Ave., said she is a neighbor of both Loyola and Tulane. She noted that her understanding was that the Master Plan's intention is to protect adjacent neighborhoods from negative impact of nearby universities, and to limit the scale and scope in a way that does not negatively influence the adjacent neighborhoods. Right now, she said, Loyola has a construction project on Calhoun St. to add 100,000 square feet to a building across the street from a residential neighborhood. She noted that they are already influenced by size and scale of buildings not in harmony with the adjacent neighborhood. She asked to keep that in mind. She said universities are important to the city, but so are the neighborhoods.

Maura Sylvester, of 44 Audubon Blvd., spoke as a member of Audubon Blvd. Association. She said that they oppose text amendment 14.2, as supported in the staff recommendation, defining higher education as an industry to preserve and expand. She noted that at the December Master Plan public hearing, Tulane and three (3) other local universities argued for this change with a Xavier University representative arguing that the current plan language put universities in a box and dictates what happens in the inner portions of each campus. She said that in attempting to clarify, the Planning Commission noted that it appeared the universities were asking to support their own destinies within their own parameters. She noted that if university status is labeled industry, it can apply to all aspects of the university, including zoning and construction. She noted that the university's core mission is higher education – not industry. She noted being thankful for universities' impact on our city, but changing their status to industry in this document, and allowing them complete control within their parameters, would eliminate the voice of their neighbors around the institutions. She noted that the staff report in one (1) section says that residential and industrial uses have historically been isolated from one another to protect the residents from the intense impact historically associated with industrial uses. She noted that the residents who live, work and play near these universities deserve this defined protection, and asks the City Planning Commission to deny this text change.

#### Text Amendment #19

Lucas Diaz, of 1340 Poydras Street and Director of the Mayor's Neighborhood Engagement Office (ONE) spoke in support to the proposed amendment.

Mr. Diaz made the following comments relative to the proposed amendment:

- He stated that he is available to answer any questions that the community or Commissioners may have regarding Text Amendment #19.

Keith Twitchell, of 3023 Ponce De Leon Street and President of the Committee for a Better New Orleans, spoke in opposition to the proposed amendment.

Mr. Twitchell made the following comments relative to the proposed amendment:

- He stated that the decision regarding this amendment is a major test of whether the city will prioritize community will or accommodation of a single city official, since the current Master Plan text in the citizen participation chapter reflects two (2) years of work by many community members, and the overwhelming community response to this

amendment has been to oppose it. He also questioned why the community input is not mentioned in the staff report.

- He stated that the proposal to eliminate reference to the District Councils flies in the face of international best practices, by which every Community Participation Program (CPP) known to humankind has some equivalent of District Councils. He said this is because this part of the structure is the absolute key to ensuring equity throughout the system, and providing every resident the opportunity to access and benefit from the system. He said District Councils are also vital to ensuring that city decision-makers have access to authenticated community input. He said District Councils serve to bring neighborhoods together to work on shared interests and to resolve disputes, and to address issues that impact larger geographic areas.
- He stated that approximately half of New Orleans right now has some equivalent of District Councils already in place, from GCIA in Gentilly to the Algiers Council of Neighborhood Presidents, from the Carrollton Area Network to ENONAC in the East. He questioned, "Why would we remove from the Master Plan something that is already happening organically in the four corners of the city?"
- He stated that to imply that NEO will carry out these functions flies in the face of reality. He said NEO was not designed to do this, does not have the capacity to do this, and could simply be eliminated at the whim of any future mayor. He stated that the suggestion to replace the District Councils with NEO comes from the Director of NEO, yet the purpose of the Master Plan is to guide the work of city government. He said the Plan should never be changed simply to accommodate the wishes of one (1) city official. He said meaningful citizen engagement must be owned by the community and be autonomous from the politics of city government. He said placing responsibility for citizen engagement directly into the hands of city government is also contrary to best practices and is likely to have a very negative impact on the quality of the input and also on the trust between community and government. He said a more appropriate role for NEO or a similar office is to be the connecting point between the CPP/District Councils and city government, where it can facilitate the information flow between government and community without impeding or influencing it.
- He stated that it should also be noted that the staff recommendation encourages the Planning Commission to do something that is probably illegal. He said the proposed amendment that was submitted for public review and Planning Commission consideration references only Volume Three of the Master Plan. Thus, to make any changes to Volume Two would be a violation of the City Charter as well as Planning Commission policy, in that the proposal was not circulated for the mandatory public review and comment.
- He stated that this proposed amendment is directly contrary to community will, best practices and the values of equity and inclusiveness. He said that its consideration with that the staff recommending approval is alarming, and doing so in violation of city law and policy is outright disturbing. He said especially in doing so with no mention at all of the strong community opposition that was expressed during the initial comment phase.

H.M.K. Amen, of 2119 Brainard Street, representing New Orleans Association of Black Social Workers and BJB Neighbors United spoke in opposition to the proposed amendment.

Ms. Amen made the following comments relative to the proposed amendment:

- She stated that she is a member of several organizations and stakeholders in Central City and participated with other citizens in developing the recommended CPP model for the City of New Orleans. She said she was deeply concerned about the City's action to remove any mention of District Councils or any equivalent to a non-governmental, independent avenue through which citizens at the neighborhood level can have their concerns heard / channeled to appropriate City departments and advocated for, with support of City government, but without the influence from City government.
- She stated that there is a great concern that the City has chosen to disregard the years of work of concerned and informed citizens. She said these efforts researched best practices throughout the country and the world, painstakingly worked together for understanding, and gradually built upon mutually valued principles, all of which produced a proposed model for a CPP for the City of New Orleans.
- She stated that the proposed model was submitted to the City last year for review and to set up forums for more citizen input on the work submitted to date. She said the purpose was to engage an even broader spectrum of citizens for their review and input on the model(s) submitted. The original process, that was authorized by the City Council, has been derailed to the detriment of a more equitable and meaningful process of having citizens' concerns addressed.
- She stated that once again, a government 'of the people' and 'by the people' has become a travesty.
- She stated that the Central City partners queried, "what value does this City place on community input through citizens coming together in great numbers for many years having nothing to gain other than their vision for a better, more vital, and equitable city?"
- She said written comments will be submitted prior to the deadline.

Saundra Reed, of 2618 Baronne Street, representing herself, Central City Renaissance Alliance, and as Director of Neighborhood Initiatives spoke in opposition to the proposed amendment.

Ms. Reed made the following comments relative to the proposed amendment:

- She stated that she would like to maintain strength of citizen input in a citizen participation model.

- She stated that there has been a great deal of work, in many forums, to bring information regarding the best practices for citizen participation and engagement to the population and City Council.
- She said the work that has been done is slowly being eroded away by the plans and propositions that have been put forward.
- She firmly recommends that District Councils or the equivalent of that term remain in part as the model proposed, since the majority of the informed citizens have voiced their concerns over the last two (2) years.

Joe Friend, of 1666 Soniat Street, Co-Chairman for the Committee for a Better New Orleans, spoke in opposition to the proposed amendment.

Mr. Friend made the following comments relative to the proposed amendment:

- He said after spending the last 3 ½ years working on the Citizen Participation Program. He feels that the CPC has done great violence to what hundreds of people worked on for a length of time.
- Mr. Friend stated that he hopes that the CPC reconsiders the recommendation (he referenced breaking the law for only changing Volume 3 not volume 2 as well).

Dalton Savvoir, Jr, of 4335 Spain Street, President of the Gentilly Civic Improvement Association (GCIA) spoke in opposition to the proposed amendment.

Mr. Savvoir made the following comments relative to the proposed amendment:

- He feels that the GCIA serves as a Council District in the Gentilly area and Planning District 6.
- He stated that any reference to eliminate the District Council model from the CPP or NPP would be an injustice to the citizens that have worked hard to prepare this model of the district concept.
- He stated that he feels that District Councils bring neighbors together to work on shared interests and to resolve disputes and to impact issues that affect larger geographic areas.
- He feels that the NEO cannot carry out these functions, was not designed to do this, nor does it have the capacity to do this. He said this flies in the face of reality.
- GCIA stated that the proposed amendment is directly contrary to community will, best practices, and the value of equity and inclusiveness. The fact that this is being considered is alarming and that staff is recommending approval it at the violation of City law and policy is deeply disturbing especially with no mention of the strong community opposition.

Brian Denzer, of 526 Octavia Street, representing NOLAStat spoke in opposition to the proposed amendment.

Mr. Denzer made the following comments relative to the proposed amendment:

- He stated that the members of NEO are appointed by the mayor. They're not independent of the mayor's office.
- He stated that autonomy from the power or influence of any mayor should be a sacred virtue of any citizen participation process. Citizens should never be held captive to the will of a mayor or a mayor's allies, or suffer their retribution, as might occur through an agency controlled by the mayor's office.
- He stated that this amendment is being taken up to eliminate the concept of district councils. He said whatever the merit of district councils, any citizen participation process has to be completely autonomous and independent from the mayor's office.
- He stated that as a suggestion, the members of the Neighborhood Engagement Office might, for example, be nominated by members of the community, instead of being strictly out-of-hand appointed by the mayor.
- He stated that this is an ill-conceived and ill-planned idea. He said the neighborhood participation process itself has not been fully vetted. He said there was a meeting in December, from which we're still waiting for notes to be compiled and distributed to the people who attended that meeting.

Nick Kindel, of 1931 Jena Street and representing Committee for a Better New Orleans, spoke in opposition to the proposed amendment.

Mr. Kindel made the following comments relative to the proposed amendment:

- He stated that he was disturbed by staff's recommendation.
- He stated that the concept of the policy driving the Master Plan is contradictory to the entire concept of the Master Plan. He said the Master Plan should be in place to guide the policy of the City and the City's work. He said it is a tail wagging the dog type situation where the NEO is saying that we are doing this and we need to update the Master Plan to fit into what NEO wants to do instead of following the Master Plan through their process.
- He stated that the Master Plan took years to do with public hearings and public work to collect input. However, one (1) city official is coming in to basically redo a lot of the work that took a long time to accomplish.
- He stated that the District Council concept is very important. He said it is in every CPP and NPP in the country from Seattle, WA to Birmingham, AL and all points in between.

- He stated that the NEO requested to change volume 3, Chapter 15; however, the staff report also highlights changes in volume 2 Chapter 15 as well. He believes that this goes against the City Charter and CPC policy because it is a bait and switch situation because you think that the changes are being done in one (1) section of the Master Plan but they (the changes) also have impacts on other sections of the Master Plan as well.

Gwendolyn Hawkins, of 4426 Annette Street, representing Vasocville-Gentilly Heights Neighborhood Watch spoke in opposition to the proposed amendment.

Madeline Companie, of 6927 Vienna Street, representing Pines Village Subdivision spoke in opposition to the proposed amendment.

Ms. Companie made the following comments relative to the proposed amendment:

- She stated that since Katrina, there has been a lot of public input. She said don't make us be quiet because we do vote, we will vote, and we demand to have our voices heard.

Pearl Cantrell, no address given and representing Kenilworth Civic and Improvement Association, spoke in opposition to the proposed amendment.

Mrs. Cantrell made the following comments relative to the proposed amendment:

- She stated that she did not want to repeat what was mentioned before but implored that the Commission vote with the people.

Commissioner Volz asked Chairman Mitchell to invite Mr. Diaz to respond to the litany of concerns addressed by the citizenry (in attendance). He also asked that the City Attorney chime in on the issue of legality of the proposed change.

Chairman Mitchell invited Mr. Diaz to the podium to address the comments that were made. He also reiterated that written comments will be accepted until February 1, 2012. CPC will convene on February 14 to vote on the Master Plan amendments. This will give the Commissioners ample time to digest the comments and give it the time and diligence that it needs.

Chairman Mitchell asked Mr. Diaz to come forward and explain the evolution of Office of Neighborhood Engagement and the necessity of the proposed amendments.

Lucas Diaz, of 1340 Poydras Street, Director of the Mayor's Neighborhood Engagement Office (NEO) spoke in support to the proposed amendment.

Mr. Diaz made the following comments relative to the proposed amendment:

- He stated that he agrees with the communities' concerns and understands them. His intention, when he recommended the amendments, was to clarify the changes that were occurring as a result of the creation of the NEO and to emphasize that District Councils are ideal as an external process for representation in neighborhoods and that the model



being proposed by advocates is a well-recognized body of work that he is familiar with and did not want to delete from the Master Plan. He felt that for the lay-reader and anyone else that comes behind NEO would be confused because it being written in the Master Plan in the context of Chapter 15 approved that it was a de facto process that was approved to let everyone else go forward with when there was a still a neighborhood process to work on in response to Councilmember Jackie Clarkson's resolution. He said the meeting held in December was part of the process to go forward with addressing the resolution for what would be the model to engage land use, zoning issues and other quality of life issues.

- He stated that two (2) things were going on at the same time: first, the purpose of NEO is to serve both City government and communities to better engage each other to create better participation practice; second, the CPC was developing a NPP for land use and zoning issues. He felt it was prudent to place the idea in the section that says "Community says" because it was a suggestion by the community to the CPC during the Master Plan development process and it still is a suggestion that they have been advocating for a long time and will continue to advocate for throughout the process.
- He also wanted to install within the document the idea that the NEO is not to replace the District Councils but to be another resource in all participation practices moving forward.
- He stated that the reason he submitted the amendments to the Master Plan was because it was his understanding that the force of law for zoning and decision making will come from the CZO and also the Councilmember Clarkson's resolution to produce the NPP, which will be adopted by City Council. He said he understands the concept of the Master Plan as a guiding document and since it serves as a guide, from the participation standpoint, it should clarify how City government is moving forward. He said it was never the intention to excommunicate voices or diminish the work that has been done before. He stated that it is work that we should continue to honor and in his opinion placing the recommendation about the recommended model in the "Community Recommendation" section continues to keep that honor in place, but we can still work as an administration, a CPC body and community to develop a NPP for the City Planning Commission.

Chairman Mitchell asked Mr. Diaz to address the concern regarding the autonomy that the NEO has to the (current) administration and any administration. "What safeguard does the community have to ensure that the community voice will always be heard regardless of the complexion of the administration?"

Mr. Diaz stated that he does not believe that the creation of NEO will ever diminish the autonomy of any individual to engage with any aspect of City government whatsoever. He said, from his understanding, the Mayor considers NEO an additional resource. He said, as Director of NEO, he foresees NEO as a tool to assist municipal departments in maximizing public participation. He said NEO is a technical support group that exists to facilitate participation and help City government grow its participation practices and the community grow its participation practices.

Chairman Mitchell asked Mr. Diaz if it is essential to NEO that the text amendments be adopted in order for NEO to do what it is trying to accomplish.

Mr. Diaz stated it is not essential; the intention was merely to clarify.

Chairman Mitchell asked Councilmember Clarkson to share with the Commissioners her vision of what the NPP was intended to be when she authored the legislation.

Councilmember Clarkson, of 2438 Chelsea Drive, stated that the intention of the Master Plan was to create a working document that doesn't sit on a shelf, since it has been placed in the Charter with the force of law. Therefore, she said, it has to be implemented and amended every year, which was done on purpose to make it a living document. She said it was created to clarify the previous, confusing CZO. She said residential integrity and stability was necessary after Katrina for people to come home and rebuild their neighborhoods. Also, she said, in order to invite venture capital from around the world the City of New Orleans had to make the zoning process less ambiguous. She said the idea was that the Master Plan lived in the neighborhoods and in the business communities of all industries so that they have a voice because they know what's best for their neighborhoods. She said the whole idea of the NPP was to have these neighborhood district councils to have neighborhood input that would exist beyond individual people no matter who sits as the head of the District Council, it would live on. She said her intention was to get as much as she could out of the hands of Council as possible so that (an applicant) would not get a political vote. She said she wanted to place in the hands of a professionally trained City Planning Commission, trained in Urban Planning to reconcile the input and implementation.

Sylvia Scienaux-Richards, no address given and representing ENONAC, spoke in support to the proposed amendment.

Ms. Scienaux -Richards made the following comments relative to the proposed amendment:

- She stated that there is still a great amount of uncertainty around the make-up of the District Councils and how it will work exactly and how communities will be represented.
- She said there is no better way of representing us than by ourselves.
- She said we want to be able to have a voice that comes from the community and not through a layer of government.
- She said the uncertainty of how this will work causes us pause.
- She said that ENONAC doesn't want to relinquish control without being part of the process.
- She said that at this point, ENONAC supports amendment 19 to allow us to get more information and to make a more informed decision.

Darryl Malek-Wiley, of 716 Adams Street, said that he was representing the Sierra Club. He said that he supported the staff's recommendation of no change. He added that he would submit written comments.

PD 2.5R

Darryl Malek-Wiley, of 716 Adams Street and representing the Sierra Club, spoke in support to the proposed amendment.

Mr. Malek-Wiley made the following comments relative to the proposed amendment:

- He stated that he supports the current language of the CPC staff recommendation to not change the land use in the area.
- He also stated that he supports the concept of creating a riverfront overlay district that staff mentions in a number of areas within the report.

PD3 -4.R

Pat Williamson, of 207 Alonzo St., stated that she is one of the founders of the "Keep Tchoupitoulas Residential" campaign. She then gave a brief history of the movement. She said "Keep Tchoupitoulas Residential" started with a neighborhood association, including over 100 e-mail addresses, walking Tchoupitoulas St. with flyers and inviting residents to a meeting about the proposed amendment. She said there were many volunteers who distributed flyers and petitioned in the area. She said the volunteers placed flyers on houses south of Magazine St. between Nashville and the park informing residents about the CPC meeting at the Jewish Community Center (JCC). Many residents called requesting signs and donated money to make them. The grassroots effort caught fire because of one (1) common theme which was to keep the amended area residential. She stated to have contact information for over 150 neighbors who support the "Keep Tchoupitoulas Residential" campaign; many of whom sent in comments to the CPC. She said she felt comfortable in representing the immediate neighbors who will be most impacted by the change.

Kent Blackwell, of 6330 Laural and president of a local association of neighbors, said one (1) of the main goals of the Master Plan is to bring zoning in-line with land use and this property is a classic example. He said it has been residential for at least the past 50 years with no record of commercial use. He said the neighbors overwhelmingly supported residential zoning at the location in 2010 which resulted in the adopted land use designation of Residential Low Density Pre-War. He asked the Commission to maintain the current Residential Low Density for the site. He said a change to Mixed-Use Medium Density would:

- Change character of the neighborhood by allowing commercial projects to move forward
- Erode surrounding residential property value
- Create downward pressure on the surrounding and most impacted neighbors

Kris Pottharst, 211 Eleonore St., stated she was stunned to see the recommendation to bump-up the adopted designation. She then described the fabric of the neighborhood by citing City, State

and Federal investment in creation of the Tchoupitoulas corridor to remove the 18-wheelers off the streets. She said it's had a huge impact to the area between Nashville and the park. She stated examples of two (2) corner commercial uses that are now family homes in the area. She said that the eight (8) blocks from Nashville to the park are completely residential with exception of Children's Hospital and LSU's uptown medical campus. She said area residents have achieved a good balance of mixed-use and the area is one of the most successful Low Density Residential areas in the City. She concluded by stating a strong support for the adopted designation of Pre-War Low Density Residential.

Betsy Stout, of 619 Nashville and representing Louisiana Landmark Society (a preservation organization), said this area has always been residential except for the two (2) hospital facilities. She said after the Port of New Orleans truckway was created, truck traffic stopped and the area's houses re-bounded. She said the houses on the riverside of Tchoupitoulas St. became fully integrated with the houses on the lakeside and became a very coherent neighborhood. She said the area did not oppose the Tchoup-Stop on Joesph St. because, when it was developed ten (10) years ago, it was within the existing zoning with assurances that Arabella St. to the park would remain residential.

Commissioner Sloss asked for staff clarification on the recommendation to Pre-War Residential Medium Density as opposed to the request of Mixed-Use Medium Density.

Paul Cramer, of CPC, responded that the staff recommendation is for residential medium density which is more in keeping with the development that is on the site now.

Commissioner Sloss then asked for clarification between low and medium density residential.

Mr. Cramer responded that low density is 24 units/acre and medium density is 36 units/acre with the ability to have multi-family residential.

Commissioner Brown asked for clarification about the applicant.

Mr. Cramer responded that the applicant is Tchoup/State, LLC that is owned by Ben Gravolet.

Dena Rodriguez, of 5957 Tchoupitoulas, stated they she was representing her grandparents who are area residents. She said that the current footprint of the area is already a high traffic zone with Children's, Audubon Park, and other commercial properties along S. Front St. corridor. She said that re-zoning the neighborhood would cause un-do hardships on the community. She also said commercialization of residential neighborhoods leads to increased traffic, decrease of property value, blight of residences, increased crime, and increased of trash among other things.

Tom Hoyle, of 5942 Tchoupitoulas, said he supports the adopted Master Plan land use designation. He said that he purchased a property in September that is adjacent to the proposed amendment site and said he would not have purchased the property if he knew about the proposed change. He said he moved to the area because of the neighborhood and it's not something he wants to see destroyed. He is currently renovating his property as residential. He

states that there are many families and they do not need an increase in traffic because of the children.

Sara Meadows Tolleson, of 809 Exposition Blvd., stated she is the president of the Audubon Riverside Neighborhood Association. She said she supports the current land use designation. She said that residential low density allows multi-family through the HU-RM1 zoning designation. She asked for staff clarification on multi-family in low density options.

Commissioner Mitchell asked for clarification that the speaker was opposed to changing the current land use designation.

Commissioner Volz then asked for clarification on all opposition speaker comments. He said he understands that the amendment opposition concerns are with the commercial/mixed-use aspects but the staff recommendation is for medium density residential. He asked Ms. Meadows Tolleson if the primary concern is the commercial/mixed-use components or is it also just going from low to medium residential density?

Ms. Meadows Tolleson said the concern is the intensity of the commercial being outside what the neighborhood would be comfortable with. She said the proposed future zoning under low density residential allows use that the neighborhood is comfortable with.

Commissioner Volz said he was still confused with the difference between the commercial/mixed-use aspect as well as the concerns about the change from low to medium density on residential. He said he understands that the commercial/mixed-use aspect is the main concern for the speakers.

Ms. Meadows Tolleson stated the largest concern is the commercial aspect.

Commissioner Sloss stated that is not what is being recommended by staff. What is being recommended is residential, not commercial.

Ms. Meadow Tolleson stated that is true.

Commissioner Sloss then asked staff about multi-family in residential.

Paul Cramer, of CPC staff, stated that the multi-family residential designation makes an accommodation intended for historic multi-family residential.

Commissioner Sloss asked staff if that gets rid of the non-conforming aspect?

Mr. Cramer indicated that the buildings would be in conformity with the Future Land Use Map and these particular buildings are unattractive, not historic, and not be something that you would preserve in particular. He said a residential medium density would better encourage a new, more attractive structure than would keeping the current designation.

Gregory Thompson, of 5934 Laurel St., said he had nothing more to add than the previous speakers, except that he appreciates no commercialization from staff as the area is residential.

Commissioner Sloss said he believes that many have not seen or had time to review the recommendation. He said the request and the staff recommendation are not the same thing and asked for additional reports to be given out to the public hearing attendees.

Kathryn McIntyre, of 6035 Tchoupitoulas St., stated she is an area resident and appreciates the fabric of the area as residential. She said she understands that there is some confusion between low and medium density. She said she is definitely opposed to the mixed-use and for the low density residential as she is apprehensive about the medium density staff recommendation. She said the amount of residents that live at the site currently is fine.

Paul Gregory, of 5437 Annunciation, asked why not leave it low density if it allows for multi-family? He said generally the neighborhood is opposed to commercialization and asks for clarity on multi-family in low density.

Commissioner Mitchell asked for a staff response.

Mr. Cramer said low density residential does mention the preservation of existing multi-family. He cited an example on 8000 St. Charles Ave., a low density residential was in place on a multi-family building where the applicant had to apply for a zoning change that was denied to maintain consistency with the Master Plan. He said the residential medium density designation would allow for a voluntary demolition and redevelopment of the property as multi-family. If it remains low density, the property owner is unlikely to give up the existing series of buildings that are unattractive.

Linda Silverman, of 6018 Constance St., said she had questions with regard to the height restriction, up to four (4) stories, under medium density. She said she understands the staff's previous statements about redevelopment under medium density such as townhouses, but asks if it would be time to start thinking about an overlay for this neighborhood addressing height restrictions. She said the neighborhood is mostly two (2) stories and medium density allows up to four (4) stories.

CPC staff said the future land use categories do not address height.

Ms. Silverman then re-stated her desire for an area overlay so the area does not have a four (4) story building go up next to a two (2) story house.

Scott McGuire, of 212 Alonzo St., said he owns a house that backs-up to the proposed site. He said he wants to keep the area low-density, granted that the current buildings are not attractive. He stated that he would like to keep the population down as much as possible with low density.

PD3 -6.R

Henry O'Conner, of 6262 Prytania St., stated that he supported the staff recommendation whereby retaining the FLUM would allow the owner all entitlements under that classification including future zoning classifications. He said he is reiterated his previous statements at the December 13<sup>th</sup>, 2011 public hearing with regard to changing the name and the entitlements that come with it. He said the name change would essentially alter the interaction between the owner and the neighborhood. He stated the staff's solution is to keep the interested parties in their current relationship.

Paul Flower, of 1230 Calhoun St., said he supports the staff recommendation of low density residential. He said it will protect the neighborhood while giving the owner opportunities to go through the conditional use process with neighborhood input. He said the site cannot sustain the type of high density development that the Institutional designation would allow. He then asked the commissioners to support the staff recommendation.

Bill Ryan, of 1347 Exposition Blvd., said he supports the staff recommendation. He said the change proposed by staff is keeping the status quo where it is currently. He cited the bio-medical complex off Canal as a possible expansion area for the medical campus community.

Glen Adams, of 6039 Pitt St., stated he was a representative of the Audubon Area Zoning Association. He said he is in agreement with the staff recommendations.

Sara Meadows Tolleson, of 809 Exposition Blvd., stated she agrees with the previous speakers in support of the staff recommendation.

Katherine Smith, of 1031 Webster St., stated that she supports the staff recommendation. She said the quality of life in this neighborhood is facilitated by the low density and is what makes the neighborhood feel safe.

Karen Duncan, of 909 Eleonore St., stated that she is the president of the Upper Hurstville Residents Association. She said she and other neighborhood groups support the staff's recommendation and will be watching the property closely to support the low density designation.

PD3 -7.R

Tony Lorriou, of 6832 Tulane Ave., stated that he is the Sr. Vice President for Operations and the Chief Financial Officer (CFO) at Tulane with responsibilities for all real estate developments for the university. He said he speaks on behalf of all adjacent university owned properties to the main uptown campus as well as Uptown Square. He said Tulane agrees with the Master Plan text to protect and expand economic development in New Orleans; however the FLUM, as drawn, substantially reduces the rights of the university. The current version effectively down-zones university property at Uptown Square and does not recognize user rights at properties owned and operated for decades near the uptown campus. He said that changing usage rights after the fact will create the perception that the City does not support economic development. He

said there is a mixed message from staff concerning alleged piece-meal encroachment. He said the staff opposes certain development in one area along Calhoun St., but also opposes planning for an entire block along Broadway St. He said that staff's failure to support the map changes is inconsistent with the staff support for the text changes in recognizing the importance of preserving and strengthening university campuses. He said Tulane supports the Master Plan in ensuring economic progress while preserving the rights of individuals and institutions to develop as well as contribute to the well being of the community. He said he urges the CPC to adopt consistent language and accurate land use throughout the plan.

Chip Leyens, 6832 Tulane Ave., said he spoke in terms of two (2) general issues: Uptown Square and properties adjacent to the uptown campus. He said Tulane is trying to have the properties that are contiguous to the uptown campus to have consistent zoning with the campus itself. He said that this is not Tulane expanding or acquiring additional property, but these are properties Tulane has owned for decades. He said in Uptown Square, Tulane bought the property zoned C-2 that allows for high intensity mixed-use development. He said that Tulane went through a conditional use process in engaging the neighbors, CPC, and City Council. He said the staff report states that high density is appropriate but recommends medium density because of neighborhood concerns. He states that they will engage the neighbors, but to downzone the property bought by Tulane with C-2 zoning because CPC anticipates neighborhood issues is the wrong approach to that property and frankly questions how enforceable that would be.

Commissioner Mitchell asks which amendment number is Uptown Square with staff responding PD3-7.14.R and PD3-7.15.R. Commissioner Mitchell then asks Mr. Leyens if Tulane is in agreement with some of the staff recommendations and if so, which ones.

Mr. Leyens stated he will submit additional written comment on all of the amendments to the CPC.

Maura Sylvester, of 44 Audubon Blvd., stated her support to the staff recommendation on PD-3.7.R: 3, 5, 7, 8, 9, 11, and 12. She states the recommendation of leaving these properties residential shows the CPC understands these locations should be considered residential first and foremost and not simply an extension of the university.

Jack Dardis, of 6321 S. Robertson, stated his agreement with staff recommendations PD-3.7.7.R thru 7.13.R. Mr. Dardis then depicted a map to the commissioners showing the piecemeal nature of Tulane owned properties in his neighborhood. He stated these properties are requested as Institutional which is still to be defined as what Tulane can do with that designation. He said currently there are materials on one (1) of the lots where a house was torn down as well as a dilapidated house across the street. He said the requested designation does not increase jobs, increase enrollment, and is part of a piecemeal instead of a long range plan. He said that he has not seen the plan Tulane has for these properties, but should be enforced under the zoning they currently are.

Darryl Malek-Wiley, of 716 Adams, stated he will be putting in additional comments because it is a very complex amendment. In general, he said, the Sierra Club is supportive of the staff in



creating a new Institutional designation that requires more public comment and discussion. He said that the Tulane requests should not be introduced through the back-door of the Master Plan change process. He said there needs to be more detail and discussion amongst the neighbors in the uptown area and other locations where Tulane is proposing to switch land use designations.

PD3-72

Karen Duncan, of 909 Eleonore St., asks that the low density residential portion remain on Camp St. and this is the second time her organization has appeared on this issue.

Commissioner Mitchell asked what the amendment number is with regard to this issue with CPC staff confirming as PD3-72.

Sara Meadows Tolleson, of 809 Exposition Blvd., reiterated the statements of Ms. Duncan and wished for further clarification on the bounding streets and affect on neighbors.

PD 4-3.R

Darryl Malek-Wiley, of 716 Adams Street, said that he had concerns regarding the institutional land use category in the Master Plan. He said that he would submit further comments in writing.<sup>1</sup>

PD 4-8.R

Meg Lousteau, of 1018 N. Robertson Street, said that she had not had an opportunity to discuss the proposal with the Housing Authority of New Orleans. She said that she had to concur with the staff's recommendation. She said that North Claiborne Avenue was the commercial corridor for the surrounding neighborhood and that the other streets were residential in character.

PD 4-10.R

Janet Hays, of 1732 N. Gayoso Street, said that she was representing the Gert Town Revival Initiative. She said that the organization was strongly opposed to the proposed amendment. She said that the blocks included in the request were completely residential.

PD 4-114

Janet Hays, of 1732 N. Gayoso Street, said that she was representing the Gert Town Revival Initiative. She said she was opposed to the change based on her conversations with residents of the area. She said that many people in the area had concerns about the expansion of the Biodistrict. She then said that a Low-Density designation would be preferable.

The Executive Director asked Ms. Hays if by Low Density she meant Mixed-Use Low Density.

Ms. Hays responded that she had meant to say Residential Low-Density.

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<sup>1</sup> Janet Hays also made comments with respect to a portion of this request, which are grouped with her other comments below.

PD 4-115

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she supported the change only for the property on which the Blue Plate lofts building was located.

PD 4-116

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she would support a change to a Mixed Use Low-Density designation.

PD 4-117

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that a designation of Historic Urban Residential Low-Density was desired by the community.

PD 4-92

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she supported the change.

PD 4-94

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was opposed to the change.

PD 4-93

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was opposed to the change to Historic Urban Mixed Use Low Density.

PD 4-98

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was in support of the proposed change.

PD 4-95

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was in support of the proposed change.

PD 4-90

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she would recommend a designation of Mixed Use Low-Density for the site.

PD 4-97

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was opposed to the change because there were houses on the subject square.

PD 4-91

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was opposed to the change. She said that a designation of Mixed Use Low Density would be preferable.

PD 4-3.2R

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was strongly opposed to the proposed change. She said that she wanted to retain a residential designation for the site.

PD 4-35

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was in support of the proposed change.

PD 4-36

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was opposed to the proposed change.

PD 4-96

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was opposed to the proposed change. She said that she would recommend a designation of Pre-War Residential Medium Density for the site.

PD 4-118

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was not sure as to her thoughts about the recommended change. She said she would like to know more about the Neighborhood Commercial designation.

PD 4-26

Janet Hays, of 1732 N. Gayoso Street, representing the Gert Town Revival Initiative, said that she was generally opposed to the proposed change.

PD5-1R

John Lyons, of 6342 Louisville Street, made the following comments:

- He stated his support of the change from mixed-use low density to single family residential.
- He said after Katrina, residents found out too late that the land use was changed to mixed-use and have been trying ever since to change it back.
- He said residents don't want Harrison Avenue west of Canal Blvd. to become like Harrison Avenue east of Canal Blvd.
- He said he is worried about parking, overall safety and traffic congestion.
- He said he is worried about the stability of the neighborhood, mentioning that 30 year residents had the land use changed without their consent and that some would rather sell their property at a higher price and move out, leaving the remaining residents to deal with what comes next.
- He said he is concerned about allowable uses that he considered offensive.
- He said Lakeview is an established neighborhood and he is worried about a "jack-o-lantern" effect with respect to front yard setbacks.

Terrance Miranda, of 430 Harrison Avenue, made the following comments:

- He said he lived at his current address for 29 years and in Lakeview for 60 years.
- He said with regard to the mixed-use designation, he said that there was no middle ground. Land use was either residential or commercial.
- He said he wanted to protect the historic residential nature of Harrison Avenue, from Canal to West End, from outside commercial real estate investors.

No name given, of 6326 Louisville Street, made the following comments:

- She said she is in favor of returning to single family residential land use.
- She noted that the demographics have changed and that there is a lot of outdoor family activity taking place.
- She said commercialization will bring in noise and traffic, and the streets will be clogged with garbage trucks, delivery trucks and increased traffic.
- She noted difficulty parking on the eastern end of Harrison Avenue, an area with much more available parking than the western end.
- She expressed concern over safety, speeding, parking violators, the quality of new businesses, and how these businesses will affect current residents.
- She said many residents didn't realize the change was occurring.

Kelley Easley, of 6361 Louisville Street, made the following comments:

- He stated he is a 30 year resident and was in favor of changing the land use back to single family residential.
- He said he doesn't understand why commercial uses are a good idea. He said Metairie is less than five minutes away and downtown New Orleans is ten minutes away.

- He said, in 2006, there were concerns over the viability of Lakeview. He said, in 2112 these concerns are no longer valid as residential construction is occurring on every block.
- He said there were few residents available to fight the initial switch to mixed-use.
- He said he is concerned that business interests in Lakeview must be protected but no one is mentioning protecting the residents.
- He said after researching the area, a determination that 90% of residents are against mixed-use.

Craig Condon, of 6318 Catina Street, made the following comments:

- He said he supports and endorses the previous speakers.
- He said the neighborhood was never designed for commercial use.
- He noted Councilmember Clarkson's statement on preserving residential integrity and stated that that is his objective.
- He said further commercial expansion will cause ill effects and commercial uses are neither wanted nor needed.

Larry Kass, of 401 Harrison Avenue, made the following comments:

- He said he supports previous speakers.
- He said he lived in Lakeview before the flood and rebuilt after, but if he had known of the land use change, he wouldn't have rebuilt.
- He said he owns the only house on the block and assumes that his neighbors are not rebuilding due to the land use change.

Patricia Johnson, of 6233 West End Blvd, made the following comments:

- She stated that she is in favor of changing the land use back to Residential.
- She said historic preservation is vital to the city.
- She said it is important to preserve residential history of Lakeview.

PD 6-3.R

Madeline Trepagnier, of 6927 Deanne Street, said that her family had moved into the area of the site in 1965. She said that she supported the Port's proposed change. She said that the amendment would allow for mixed use development and boating in the area.

PD7-1R

A. J. Capritto, of 2619-25 St Roch Avenue, made the following comments:

- He said he is in favor of keeping land use and zoning as it is currently.
- He said his property is currently used in the fabrication of barbecue grills and outdoor cooking products.
- He said his property has a history of industrial fabrication uses.
- He said if he is not allowed to continue current use, the building will fall into disuse.

Paul Preau, of 2626 Music Street, made the following comments:

- He said he has been in the neighborhood since 1970.
- He said he is a self-employed small businessman. He described his history with property and noted that he and the owner had spent over \$50,000 in rehabilitating the building after Katrina.
- He said the area, including an adjacent city owned property, is blighted.
- He said changing the zoning will prevent his business from continuing and growing.
- He said he does more for the neighborhood than any of the other residents.

Commissioner Sloss asked if the proposed land use category would allow the current use to continue. Paul Cramer, of the City Planning Commission staff, mentioned that some light industrial uses would be allowed, but it remains to be seen if the future zoning would include the current use as a permitted use.

PD7-2R

John Koefler, of 4442 Arts Street, made the following comments:

- He said he wanted to point out that Holy Cross neighborhood qualifies as historic core. Holy cross is not considered a part of the historic core because the industrial canal separates it from the neighborhoods to the west.
- He said the City has not realized that the St. Claude Bridge and the lock are a part of the city, built by the city, and belong to the city. He said this area shouldn't be given to the Port of New Orleans and the Army Corps of Engineers.
- He said if the lock and the bridge are considered to be part of the City, then Holy Cross and the Lower Ninth Ward are part of the historic core.

John Andrews, of 819 Lesseps Street, made the following comments:

- He said the draft report was not fleshed out enough with regard to the amount of opposition to the Bywater Neighborhood Association's request.
- He said there have been multiple communications with the City Planning Commission expressing a desire to retain current densities of both the residential and the business areas.
- He said, on a petition submitted to the City Planning Commission, over half of the 250 petitioners were BNA members that were opposed to the BNA's request. This opposition should not be discounted.
- He said he does not object to the staff recommendation, realizing that the zoning will control the density.
- He said it is important that the future zoning districts not allow the breakup of historic homes into multi-family units and that any business in a residential area have little impact on surrounding residential neighbors.

Mark Gonzalez, of 3106 Dauphine Street, made the following comments:

- He said he endorsed what previous speakers had said.

- He said presented 250 signatures against changing from low density to medium density.
- He said appreciates the additional time to review the staff report and submit comments but wanted staff to explain the new categories.
- He said he is opposed to any change to medium density.

Paul Cramer, of the City Planning Commission staff, explained that the goals, range of uses, and the development character of the new land uses were stated in the draft report. He said that the new land uses allowed for flexibility to come up with neighborhood based zoning for Bywater. Chairperson Craig Mitchell asked if the new land uses were dependent on the new Comprehensive Zoning Ordinance. Mr. Cramer responded in the affirmative.

Mary Ann Hammett, representing the Bywater Neighborhood Association, made the following comments:

- She said the BNA would submit written comments.
- She said the staff recommendations sounded good upon the first reading.
- She said the BNA wants to improve walkability, i.e. "more stuff to go to," and wants more small businesses in the neighborhood. Both of these require people to create demand.

Myra Harris, of 719-21 Montegut Street, spoke in opposition to the amendment. She noted that not one (1) neighborhood association in the city had requested more density other than the Bywater Neighborhood Association.

PD7-3R

Darryl Malek Wiley, of 716 Adams Street, representing the Sierra Club, suggested that modifying the Master Plan should wait until the applicant is further along in the planning process so that the public could make more informed comments.

PD7-6R

Gretchen Bomboy, of 2509 Burgundy Street, representing the Faubourg Marigny Improvement Association, made the following comments:

- She said she agrees with the staff recommendation to change to low density, as it was a complete accident that it was changed to medium in the first place. She said that Bywater probably wanted to change to medium because Marigny had done so and the neighborhood won national recognition as one of America's Great Places.
- She said she was concerned over property between Chartres, Royal, Port and St. Ferdinand being changed to commercial. She commented on this in previous meetings and was concerned that there was no mechanism to "fix" it.

Yolanda Rodriguez, Executive Director of the City Planning Commission, noted that the residents' comments were submitted to Goody Clancy and the changes were considered. She

said any further dialogue would need to take place in the context of the second round of Master Plan amendments.

Lisa Suarez, of 2320 Chartres Street, asked when the second round of Master Plan amendments would take place. Yolanda Rodriguez responded that the timing of the second round would be determined after the first round was finished.

Marie Erickson, of 2709 Royal Street, made the following comments:

- She said she objects vehemently to above mentioned commercial site.
- She said she wanted to know when the second round of Master Plan amendments would occur.

Craig Mitchell explained that the Executive Director of the City Planning Commission had just addressed this concern and that all legal mandates for public notice would be followed.

#### PD7-7R

Darryl Malek Wiley, of 716 Adams Street, representing the Sierra Club, made the following comments:

- He said he supported the staff recommendation of no change.
- He said the area needs to be a part of a riverfront overlay district.

Gretchen Bomboy, of 2509 Burgundy Street, representing the Faubourg Marigny Improvement Association said that she supported the staff's recommendation.

#### PD 8-1R

Darryl Malek-Wiley, of 716 Adams St. and representing the Sierra Club, noted that he is in general support of the City Planning Commission staff recommendation. He said he has additional comments that will be put in writing. He noted that the staff recommendation under the PD 12-1R proposed map change on the Westbank requires the Port of New Orleans to allow a bike path to continue on the levee, and he'd like to see consideration for continuation of a bike path through this site as well. He noted that others are in attendance to present the community vision that would fit into a mixed-use density concept. Chairman Mitchell asked that written comments cross-reference the PD 12-1R recommendation; Mr. Malek-Wiley said he would do so.

Austin Allen, of 5208 Douglas St., held up presentation boards while speaking. He said he wants to look at the 25-acre site from Alabo to Delery Street. He said the neighborhood has been looking at that site extensively and differently. He said it is talked about in the document as industrial, but it has been in non-use for 6-plus years. He noted that the neighborhood has been looking at it in a more complex way with mixed use, parkland, and the like. He said they have enlisted the support of universities. He also noted two (2) buildings that have been in non-use for 6 ½ years, and which people are looking at for other uses. He says it does not impact the Port. He said they want that reflected in the way it is written. He said there is a delicate walk going on



that neighborhood with a desire for park and open space within the same area as industrial. He said this area deserves a more intense study. He said the report is written somewhat superficially in terms of what is really happening in those spaces, and also deserves a second look. Chairman Mitchell asked the speakers to address the staff's specific recommendations in writing.

One unidentified male speaker said he represents the Holy Cross Neighborhood Association. The individual spoke regarding the extension of industrial area of the Alabo St. wharf to Lizardi St. along the river. He mentioned the steamboat houses being on the National Historic Register as well as the Global Green development. He said boats pass by regularly to see these areas. He said that the industrial designation people would show something industrial rather than the old New Orleans they expect to see. He said the neighborhood association is opposed to the recommendation to extend the industrial use past Flood St.

PD 9 – 4R

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, said her organization has no opposition to the staff recommendation.

Sylvia Scineaux Richard, of 7100 Read Blvd. Suite 201 and President of Eastern New Orleans Advisory Committee (ENONAC), stated her organization has no opposition to the staff recommendation.

PD 9 – 5R

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, spoke in no opposition to the staff recommendation.

Sylvia Scineaux Richard, of 7100 Read Blvd. Suite 201 and President of Eastern New Orleans Advisory Committee (ENONAC), stated her organization has no opposition to the staff recommendation.

PD 9 – 6R

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, indicated that this site is near her neighborhood. She noted that they understand staff recommendation of no change for the multi-family dwellings. However, she said, the property fronting on I-10 Service Road is the one they would like to be changed to Neighborhood Commercial rather than Multi-Family.

Joan Heisser, of 5801 Wright Road, spoke in support of making the change to commercial

PD 9 – 7R

Corinne Villavaso, 7111 Lake Barrington Drive, Lake Barrington Vice-President, stated that her organization has no opposition to the staff recommendation.

Sylvia Scineaux Richard, President of Eastern New Orleans Advisory Committee, 7100 Read Blvd. Suite 201, ENONAC stated that her organization has no opposition to the staff recommendation.

PD 9 – 8R

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, made the following comments:

- She stated opposition to the staff recommendation.
- She said comments from staff are confusing and that staff stated that about half are abandoned.
- She said 83% percent are vacant and only 17% are occupied.
- She said that best practices for planning is to encourage commercial uses along a major thoroughfare.
- She said staff was not aware that Road Home owns many of these lots and is still working with the remaining six people to purchase and demolish.
- She said two (2) are already demolished and a few are still blighted, standing and soon to be demolished.

Dawn Hebert, of 6846 Lake Willow Drive, made the following comments:

- She said the property is across the interstate from her neighborhood.
- She said the area has been blighted since the hurricane.
- She said please go with their recommendation of general commercial and that it is a hazard to the neighborhood.

Joan Heisser, of 5801 Wright Road, made the following comments:

- She stated the need to keep in mind that they are asking to change the zoning in support of the request because the property was a problem prior to Hurricane Katrina. She said the area is now worse and blighted.
- She said 15% to 17% of residents returned in the area.
- She said that next to this site is a 20 acre site for the new Franklin Avenue Baptist Church development.
- She said changing the zoning along the I-10 Corridor will give an economic boost for the area.

Pearl Cantrell, of 1810 Dumaine Street, made the following comments:

- She said she is in support of making the change to general commercial.
- She said the area is adjacent to the neighborhood which she represents.
- She stated that they have enough high density residential in the area already.
- She said the site is along the I-10 and this is what people see when driving. She said making it commercial will enhance the area.

PD 9 – 9R

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, made the following comments:

- She stated that the boundaries were not clear on the request submission.
- She said the property that they were referencing is a vacant property.
- She said they are asking to change it because it is next the new Franklin Avenue Baptist Church.
- She referenced the staff's recommendation in that no change lacks substance. She said failure to justify the cause by applying the proper method in best practices used when a municipality comprehensively designates or assigns compatibility city wide.
- She stated that designation of land use and staff recommendations should be based upon analysis of growth management, intensity, density, consistency, development pattern, and how it can be detrimental to the adjacent neighborhood or impact on commercial corridor.

Dawn Hebert, of 6846 Lake Willow Drive, made the following comments:

- She said this particular property is overgrown with weeds.
- She said that the community recommendation should be accepted due to the abundance of multi-family housing in the east and they do not need more.
- She said there is also a single family neighborhood adjacent to the property and the change would enhance it.

Joan Heisser, of 5801 Wright Road, made the following comments:

- She said the site is located in the same square of the new Franklin Avenue development.
- She said that reducing the density would enhance the quality of life of the surrounding area.
- She said on Lake Forest and Mayo, there are examples of single family subdivisions which best serves the community and reduces traffic.
- She said the site is vacant and has been there for years. She said when it was zoned multifamily, no one was interested.
- She said she sees a different vision, that this can be re-developed as single family.

#### **Staff Recommendations for Planning District 9**

PD 9-17

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, made the following comments:

- She said this property is in a residential neighborhood. She said she would like to see the density and intensity of the land use to be low. She also said she would like only the lots fronting on Morrison be neighborhood commercial instead of the whole square.

Pearl Cantrell, of 1810 Dumaine Street, made the following comments:

- She said that the staff has worked hard on making the recommendations.
- She stated that most are new to the board since Hurricane Katrina.
- She said that they have been working on the Master Plan forever and find it difficult to understand the idea of why there are so many changes differing from what the neighborhood wants.
- She said that the staff has suggested things other than what the neighborhood wants.
- She said that they still have to come before the commission and listen to how they want their neighborhood to look.
- She said to consider that the people have spoken and they know how they want to live.

Commission Chair Craig Mitchell made the comment that all the commissioners understand and that this is the process that they are required to follow. He then reiterated that the commissioners were concerned that there was not enough time to make recommendations and is looking forward to additional comments that will help them make a better informed decision.

Joan Heisser, of 5801 Wright Road, made the following comments:

- She said that aside from having all of the public meetings, it has been two (2) years or more that they have been dealing with this.
- She said they have had community meetings within the subdivisions and committee meetings.
- She said they live and love the community and to consider the changes because they know what is best for the community.
- She said that they know in their hearts that the better quality of life for the people of the community is dependent upon the changes.

PD 10 – 1R

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, made the following comments:

- She stated there were key words that staff used including: based, plans, and possibility.
- She stated that it was uncertain and it was not definite.
- She stated that a plan does not exist.
- She stated that when the property or developers are closer to making their concept a reality then they could amend the land use category.
- She said that with no justifiable reason as required, when comprehensively designating land uses such as any inconsistency in the developmental pattern or detrimental to the public welfare. She said they request the commission recognize the importance of preserving the established residential neighborhood.
- She said that the staff's reasoning and comments violates the equal property clause by unfairly benefiting a single land owner.

Edward L. Bluent, of 4927 Brittney Court, First Vice-President of the Improvement Association for the Multicultural Community of the Village de Lest and a ENONAC member, made the following comments:

- She said she wants the change to single family use for the benefit of the community.
- She said the major blight in the community is the multifamily housing.
- She said that there is a new senior citizen high rise complex in the area and the developer is saying there is a lack of applicants. She said changing it to a multiple use complex is not wanted or needed.

Sylvia Scineaux Richard, 7100 Read Blvd. Suite 201 and President of Eastern New Orleans Advisory Committee, made the following comments:

- She said that the multifamily issue is hotly contested because they have to live with an overabundance of multi-family residential which has fallen into disrepair and abandonment.
- She said there was poor upkeep and the multi-family sites are associated with crime and a negative connotation.
- She said there is a new senior citizen five (5) story development off Lake Forest which is having occupancy difficulty.
- She said that New Orleans East is for all communities and the description of why it is needed is the exact opposite of the American way in making real estate available to everybody.
- She said that she took personal offense to the terminology and said that they do not need any more multifamily.

Commissioner Kelly Brown asked staff to have an opportunity address the comments

Executive Director Yolanda Rodriguez added the following comments:

- She said that after Hurricane Katrina, the residents of the Mary Queen of Vietnam Community came to the City Planning Commission and thru the Master Plan process indicating a plan to develop this site.
- She also said that if the plan is no longer relevant, then staff should obtain documentation from the property owner saying so. She said that the staff's recommendation should stand.

Sylvia Scineaux Richard commented that they have not heard from that segment of the community and have not seen that document

Commission Chair Craig Mitchell asked Ms. Rodriguez if there were plans submitted by the owner.

Ms. Rodriguez responded "yes"

Ms. Richard asked if it was after Hurricane Katrina

Ms. Rodriguez also responded "yes"

Commission Chair Craig Mitchell then reiterated:

- He said part of the process is to allow the community to educate the commissioners on things that they might not be aware of like the Franklin Avenue Baptist Church development example. He said that they will always stand by the staff and the staff recommendations.
- He said they are mindful that they do not always have all the information that the community has. He said he hopes the community can provide this information and so they can make an informed decision.

Sylvia Scineaux Richard made the following additional comments:

- She said she was not quite sure what the time limitation is on rebuilding a structure that was unoccupied. She said she thinks it was one (1) year and that's why they needed to put in a request.
- She said the site is vacant land. She said the problem is that there is lots of areas in New Orleans East that have this type of buildings or complexes which are currently unused and blighted.
- She stated that asking for a new structure is a poor idea when other structures can be renovated to serve those purposes.
- The multi-family designation would add more density to an area that has available houses and complexes.

Commission Chair Craig Mitchell stated that they are providing more opportunity to bring up the concerns before they act on it

Sylvia Scineaux Richard said that the major concern is that we do not put more housing than is needed and to rehabilitate what is there. She said if there is a need for senior housing then there are many structures on Chef that can be used which are now blighted.

Commission Chair Craig Mitchell said if they could receive written comments before February 1, it would assist the recommendation.

Sylvia Scineaux Richard then stated that she will bring this forth to members that are in that one (1) of the 42 subdivisions in the area.

Madaline Trepagnier, of 6927 Deanne Street, made the following comments:

- She stated that she can shed some light on the senior citizen situation.
- She said, three (3) years ago, there was a challenge on a multi-unit (Levy Gardens) on Bullard was trying to move to Michoud.

- She said that the Mary Queen of Vietnam fought against this and that they also did not want this type of multi-unit development out there.
- She said she was wondering if this was the same group trying to slide under the fence.
- She said that everyone needs to get in touch with this group and need to have discussions with members in Michoud.

Commission Chair Craig Mitchell said that they appreciate the concern. He said that the meeting has ranged from general to very specific, which is why additional information is needed and the CPC is also mindful of the order of the planning districts and will reverse.

Madaline Trepagnier, of 6927 Deanne Street, said that she was in Baton Rouge when they (Levy Gardens) were denied and they are possibly interested in developing this site.

Corinne Villavaso, of 7111 Lake Barrington Drive and Lake Barrington Vice-President, offered to expand on her earlier comments but was told by the Commission Chair Craig Mitchell that she was out of time on this particular amendment.

PD9 -10.R

Darryl Malek-Wiley, of 716 Adams, states that until the applicant plans to build under the Institutional designation, it is premature to change the designation.

Madaline Trepagnier, of 6927 Deanne St., said that she welcomes Tulane to the area, but a detention center under Institutional makes her think of a jail. She wishes to revisit the language of that section.

Dawn Hebert, of 4686 Lake Willow Dr., stated she questions the institution that wants to be placed at this location. She stated that Tulane needs to inform the community what it intends to do with the property.

Sylvia Scineaux Richard, 7100 Read Blvd. Suite 201 and President of Eastern New Orleans Advisory Committee, stated she is a representative of ENONAC. She said her concern is that the community has only one (1) chance to get this right. She states that ENONAC has worked with CPC as well as the community to reflect the citizen needs/wants for this area. She said she is concerned that a detention center is listed as a goal under Institutional. She said the community already has an issue with public safety in the area and the neighborhood is already trying to correct that. She said the community doesn't need anything to exacerbate the present condition. She asks for more dialogue and input from the applicant about what specifically is to go there.

Commissioner Mitchell stated this is the reason additional time has been allowed for public input.

PD11 -1.R

Darryl Malek-Wiley, of 716 Adams, stated the Sierra Club does not support the staff recommendation on the proposed land use change and supports the current designation as a

Natural Area. He stated this area is part of the central wetlands complex that a number of groups are working to restore back to a more natural area. He said this is a joint project with both Orleans and St. Bernard Parishes directed by the Office of Coastal and Environmental Affairs, EPA, USACE, Sierra Club, Lower 9<sup>th</sup> Ward for Sustainable Engagement, and others. He said he will provide written comments with more details. He said they are looking to restore areas from the Industrial Canal in Orleans Parish to the Violet Canal in St. Bernard Parish and above the lower 9<sup>th</sup> ward to the GIWW (MRGO) in one (1) area. He said that as they move forward with the restoration, it doesn't make sense to be putting in additional developments at this time.

John Koefler, of 4442 Art St., said he spoke in behalf of the Holy Cross Neighborhood Association. He stated a disagreement with the staff recommendation and asks it to remain Natural Area pending further consideration. He stated that referring to the USACE is correct from one (1) government agency to another, however, as a citizen, they have just sued the USACE for trying to dump toxic sediment on the other end of Bayou Bienvenue. He said having the USACE look over this when it has a strong relationship with the Port of New Orleans is a conflict of interest. He also said that the USACE has conflicts of interest with its own developments. He asks the City to look at this from the point of view of Bayou Bienvenue and restoration and to get its own expert opinion about it. He said the City should take some responsibility on the recovery of this eco-system. He said he noticed that the Port pointed out areas along GIWW have historically been zoned and utilized for heavy industrial uses. He said the area is also adjacent to the MRGO area and he said that we all know what that did to degrading this area in terms of land. He said we have to think green and we can't green in terms of the Port. He said we need to think in terms of the Parish with the commission having a big job in doing that.